



CITY PLANNING

El Camino Real Corridor Specific Plan

PURPOSE

To develop a comprehensive planning and zoning document for the El Camino Real corridor.

BACKGROUND

The El Camino Real corridor is a high traffic, commercial area in the City of Encinitas. Land uses will be evaluated for the most efficient and optimal uses that best respond to the needs of City residents and visitors. Special consideration will be taken into consideration for safety, mobility and pedestrian friendliness.

TIMELINE

Spring/Summer 2021: Community outreach begins

Summer 2021: Select consultant

Fall/Winter 2021: Draft vision for community review and input

Spring 2022: Joint City Council and Planning Commission Workshop

Summer 2022: Environmental Review

Winter 2023: Final draft to Planning Commission and City Council

POINT OF CONTACT

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OVERVIEW

Cities throughout California have what is called a general plan. The general plan acts as a blueprint or vision for development in a city. A specific plan implements the goals and policies of the general plan for a specific area or neighborhood within the community. Today, the El Camino Real corridor is the City's busiest and most vibrant commercial corridor and serves as a major throughfare within the community. In the future, the City's General Plan envisions more connection, and walkable areas throughout the City that support a mixture of land uses, including retail, office and neighborhood-friendly housing in the right locations. The development of a specific plan for the El Camino Real Corridor would help to provide the necessary development standards in order to further implement a blueprint for the community.

WHY IS A SPECIFIC PLAN NEEDED?

Development has occurred in the El Camino Real corridor steadily over time. Many buildings and existing land uses were developed before the City was incorporated in 1986 when there was no comprehensive plan to guide development. Real estate market conditions and the needs in the community have also changed. A specific plan is needed to help revitalize and preserve the long-term health of this important corridor in the Encinitas community. If the corridor does not adapt or evolve to meet these needs, the area is at risk for underutilization. This would result in a financial impact to the City, as the El Camino Real corridor provides important tax revenue for the City's general fund, which is used to fund public safety and other critical programs and services to the community. It's important for the City to invest in the specific plan at a time when our community needs it the most. Projects like this not only will improve mobility, neighborhood connectivity and the quality of life for our community members, but will contribute to our long-term economic vitality as well.

HOW TO GET INVOLVED?

The City will schedule virtual meetings and presentations to community stakeholders throughout the process.

Sign-up for project alerts: <https://encinitasca.gov/Home/City-Updates>

Website: www.encinitasca.gov/El-Camino-Real-SP

